



Reinventing Borde Hill
Borde Hill, Borde Hill Lane, Haywards Heath

Travel Plan Statement

for

Borde Hill Garden Charity

Document Control Sheet

Reinventing Borde Hill

Borde Hill, Borde Hill Lane, Haywards Heath

Borde Hill Garden Charity

This document has been issued and amended as follows:

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1.0 Introduction

- 1.1 This Travel Plan Statement (TPS) has been produced on behalf of Borde Hill Garden Charity for the discharge of planning condition 10 applied as part of planning approval for the 'Reinventing Borde Hill' scheme at Borde Hill Estate, Borde Hill Lane, Haywards Heath (here referred to as "the site"), within the administrative boundaries of Mid Sussex District Council (MSDC) and West Sussex County Council (WSCC).
- 1.2 Borde Hill Garden is a privately owned garden that is open to the public for guided tours and activities. The site is located approximately 1.5 kilometres north of the centre of Haywards Heath within the Borde Hill Estate, to the west of Borde Hill Lane. The site benefits from proximity to the A23 and the A272, as well as public transport services (rail and bus).
- 1.3 The mission statement for 'Reinventing Borde Hill' seeks to "connect communities with the restorative power of nature, helping local people feel mentally and physically replenished, and inspiring future generations through outdoor learning." To achieve this, the proposal focused on five key elements:
- ▶ Improving access and connectivity to the South Park site via a new entrance and pedestrian route at the south-eastern corner of the parkland.
 - ▶ The construction of an all-year round Eco Lodge acting as a community hub, which includes learning and wellbeing spaces, toilets, showers and a café.
 - ▶ Landscape interventions around Robertsmere Lake and the wider south park.
 - ▶ Improving access and accessibility to Dinosaur Wood and creating a space for outdoor play and learning including a timber structure for hosting outdoor learning activities and an adventure playground.
 - ▶ Interventions at Sugworth Farm including a 'Growers Community Garden and Propagation Project'. The area will include a small car park, entrance hut, polytunnels and composting toilet.
- 1.4 Accordingly, the approved development (planning reference is DM/25/3104) comprises:
- Visitor and community hub, outdoor learning and adventure playground, community growing area and historic botanical propagation polytunnels, new and improved access and connectivity infrastructure, wider landscaping and biodiversity enhancements and associated works.*
- 1.5 The wording of condition 10, requiring a site-wide Travel Plan Statement, is shown in the extract below.

"Condition 10: No part of the development shall be first occupied until a site wide Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement, once approved, shall thereafter be implemented as specified within the approved document. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority."

- 1.1 This Travel Plan Statement details the site location and accessibility by all applicable transport modes, how delivery of the Travel Plan Statement will be managed, and the measures that will be implemented.
- 1.2 The remainder of this Travel Plan Statement comprises:
- ▶ Section 2 – site location and accessibility;
 - ▶ Section 3 – description of the approved development and site operations;
 - ▶ Section 4 – sets out how delivery of this Travel Plan Statement will be managed;
 - ▶ Section 5 – the measures to be implemented; and,
 - ▶ Section 6 – summary action plan.

- 2.6 Borde Hill Lane is a two-way single carriageway road subject to a national speed limit (60 miles per hour) within the vicinity of the site.
- 2.7 A right-turn lane arrangement is provided on Borde Hill Lane at the access into Borde Hill Garden.
- 2.8 Borde Hill Lane provides access towards Balcombe to the north of the site, whilst to the south Borde Hill Lane forms a roundabout with Balcombe Road and Coniston Avenue.
- 2.9 Coniston Avenue becomes Hanlye Lane and provides access to Cuckfield, while Balcombe Road provides access south to the centre of Haywards Heath.

Parking

- 2.10 The site's main car park comprises unmarked car parking bays and has an estimated capacity of around 140 to 180 car parking bays, dependent upon the efficiency of parking.
- 2.11 There is an extant planning permission for an overflow car park accommodating circa 50 car parking bays.
- 2.12 A smaller car park is located adjacent to The Stables, which accommodates 30 car parking bays.
- 2.13 The approved development includes a new car park at Sugworth Farm that will accommodate eight car parking bays and two minibus parking bays, for use by people attending the appointment-only sessions at the new biodynamic community growing garden.
- 2.14 There are Sheffield cycle parking stands in the main car park, and cycle parking facilities will also be provided at the new South Lodge entrance.

Walking and Cycling

- 2.15 Footways are not present along Borde Hill Lane. However, footways are provided to the south of the Hanlye Lane/Balcombe Road roundabout, from which point continuous lit footways provide access to the centre of Haywards Health, local bus stops, and Haywards Heath railway station.
- 2.16 An additional pedestrian route has been approved through South Park via a new pedestrian entrance onto Borde Hill Lane at the southern corner of South Park. The new pedestrian route will provide access to the main car park/Borde Hill Garden via the Eco Lodge. The approved plans include a new footway on the western side of Borde Hill Lane to provide access to the new southern entrance. The existing island on the Hanlye Lane arm of the Borde Hill Lane/Hanlye Lane/Balcombe Road roundabout will be upgraded with dropped kerbs and tactile paving to aid accessibility.
- 2.17 The Public Right of Way (PRoW) network near the site is illustrated at Figure 2.1 and provides off-road routes towards Cuckfield and Haywards Heath. Bridleway 56CR connects with Borde Hill Lane, bridleway 57CR provides access from Hanlye Lane, and footpath 54CR provides access from Brook Street.
- 2.18 There are several formalised, paved pedestrian routes within the garden directly surrounding the house. The existing walking routes beyond this are predominantly unfinished, other than the east-west bridleway.
- 2.19 Although no on-road cycling facilities are provided within the vicinity of the site it is considered that the local highway network is suitable for cycling to the south of the site. There are also Sheffield stands in the main car park for parking cycles.

Accessibility by Bus

- 2.20 As illustrated at Figure 2.1, the bus stops nearest the site are on Penland Road, approximately 1.1 kilometres south of the site, which equates to a 14-minute walk or 5-minute cycle ride. These stops provide access to bus route 31A, which is summarised at Table 2.1.

Service	Route	Approximate Frequency		
		Mon-Fri	Saturday	Sunday
31A	Cuckfield – Haywards Heath – Scaynes Hill – North Chailey – Newick – Maresfield – Uckfield	Every 2 hours	Every 2 hours	No service

Table 2.1: Summary of Local Bus Service

Accessibility by Train

- 2.21 Haywards Heath railway station is located approximately 2.3 kilometres south of the site, equating to a 28-minute walk or an 8-minute cycle ride. The details of rail services operating from Haywards Heath railway station are set out in Table 2.2.

Destination	Route	Approximate Frequency		
		Mon-Fri	Saturday	Sunday
London Victoria	Haywards Heath – Gatwick Airport – East Croydon – Clapham Junction – London Victoria	Every 10 minutes	Every 10 minutes	No direct service
Bedford	Haywards Heath – Balcombe – Three Bridges – Gatwick Airport – East Croydon – London Bridge – London Blackfriars – City Thameslink – Farringdon – London St Pancras International – West Hampstead Thameslink – St Albans City – Harpenden – Luton Airport Parkway – Luton – Leagrave – Harlington (Bedfordshire) – Flitwick – Bedford	Every 30 minutes	Every 30 minutes	No direct service
Brighton	Haywards Heath – Wivelsfield – Burgess Hill – Hassocks – Preston Park – Brighton	Every 10 minutes	Every 10 minutes	Every 30 minutes
Cambridge	Haywards Heath – Three Bridges – Gatwick Airport – East Croydon – London Bridge – London Blackfriars – City Thameslink – Farringdon – London St Pancras International – Finsbury Park – Stevenage – Hitchin – Letchworth Garden City – Baldock – Royston – Cambridge	Every 30 minutes	Every 30 minutes	Every 30 minutes
Little Hampton	Haywards Heath – Burgess Hill – Hassocks – Preston Park – Hove – Portslade – Shoreham-by-Sea – Lancing – Worthing – West Worthing – Durrington-on-Sea – Goring-by-Sea – Angmering – Littlehampton	Every hour	Every 30 minutes	Every hour
Ore	Haywards Heath – Wivelsfield – Plumpton – Lewes – Polegate – Eastbourne – Hampden Park – Pevensey & Westham – Cooden Beach – Collington – Bexhill – St Leonards Warrior Square – Hastings – Ore	Every 30 minutes	Every 30 minutes	No direct service
Eastbourne	Haywards Heath – Wivelsfield – Cooksbridge – Lewes – Polegate – Hampden Park – Eastbourne	Every 30 minutes	Every 30 minutes	No direct service

Table 2.2: Summary of Rail Services at Haywards Heath Railway Station

3.0 Management

- 3.1 A Travel Plan Co-ordinator (TPC) will be appointed and funded by Borde Hill Garden Charity and/or their successor(s) in title to oversee the delivery of this Travel Plan Statement.
- 3.2 Contact details for the TPC will be provided to the Council upon appointment and re-advised to the Council should the role be transferred to another party, or contact details otherwise change.
- 3.3 The appointed TPC will carry out the following activities:
 - ▶ administer documentation relating to the Travel Plan Statement;
 - ▶ be a point of contact for the Borde Hill Garden staff and visitors regarding site-related travel matters;
 - ▶ raise awareness of the active and/or sustainable travel opportunities associated with the site;
 - ▶ support the uptake of active and/or sustainable travel as appropriate;
 - ▶ act as the point of contact for advice about site-related active and/or sustainable transport;
 - ▶ manage the production and dissemination of site-related travel information, retaining that information as accurate and up to date; and,
 - ▶ liaise with the Council as necessary regarding this Travel Plan Statement.

4.0 Measures

Overview

- 4.1 The measures detailed here through which this Travel Plan Statement will be implemented are appropriate for the target audience comprising staff at and visitors to Borde Hill Garden.
- 4.2 In summary, these measures consist of on-site infrastructure, management, and information provision.

On-site Infrastructure

- 4.3 There is provision on-site for minibuses and coach parking, supporting these more efficient forms of motorised vehicle use. Two minibus spaces parking spaces are proposed as Sugworth Farm.
- 4.4 The existing on-site cycle parking provision will be supplemented with additional cycle parking provision at the new South Lodge entrance.

Management

Travel Plan Co-ordinator

- 4.5 Prior to occupation of the approved development a Travel Plan Co-ordinator (TPC) will be appointed to deliver the responsibilities set out in the 'Management' section of this Plan.

Information Provision

- 4.6 The appointed TPC will collate travel information for use by staff at and visitors to the site, focussing on active and/or sustainable modes.
- 4.7 The travel information will be provided on the Borde Hill Gardens website, will be circulated in electronic format to staff, included in any booking process for use of on-site facilities and attendance at events held at the site, and made available to visitors in hard copy format.
- 4.8 The following information will be covered:
 - ▶ contact details for the appointed Travel Plan Co-ordinator;
 - ▶ details of the on-site parking provision for cycles, cars, minibuses and coaches;
 - ▶ the locations and types of local public transport interchanges;
 - ▶ the operators of, services from, and facilities available at those public transport interchanges;
 - ▶ details of available community transport services;
 - ▶ journey planning tools, such as <https://www.goodjourney.org.uk/journey-planner/> - a website providing details about how to reach visitor attractions using non-car modes;
 - ▶ reference to the more efficient form of car use through lift-sharing, and the national www.liftshare.com service;
 - ▶ details of any local car club vehicles; and,
 - ▶ considerations involved in the purchase and use of electric vehicles and electric bicycles.

5.0 Action Plan

5.1 The delivery programme for implementation of this Travel Plan Statement is summarised at Table 5.1.

5.2 Details are also provided regarding the party responsible and the associated timescale.

Measure	Responsible Party	Timescale
Appoint Travel Plan Co-ordinator (TPC)	Borde Hill Garden Charity	Pre-commencement
Provide on-site minibus parking		During construction
Produce travel information		
Publish travel information on Borde Hill Garden website, supply in electronic format to staff, include in booking process, and provide as hard copy leaflets for visitors		
Provide on-site cycle parking		Phase 2 construction (The South Park)
Maintain provision of up-to date travel information		During occupation

Table 5.1: Action Plan